THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTEES.

This instrument was prepared by:
Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051

20060630000317210 1/2 $19.00
Shelby Cnty Judge of Probate,AL
06/30/2006 01:48:37PM FILED/CERT

Send Tax Notice to:
Ronald E. Walton
2247 Highway 32
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Thousand and no/100 Dollars **($5,000.00)**, and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **ELVIS E. WALTON and wife, HILMA A. WALTON (herein referred to as grantor)** grant, bargain , sell and convey unto **RONALD E. WALTON and MARIAN SUE WALTON, (herein referred to as grantees),** the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of June, 2006.

Elvis E. Walton
Elvis E. Walton

Hilma A. Walton
Hilma A. Walton

STATE OF ALABAMA
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify ELVIS E. WALTON and HILMA A. WALTON, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28TH day of June, 2006.

Diana Davis
Notary Public

My commission expires: 5/6/08

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the Northeast Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama, being a part of the same land belonging to Elvis E. Walton, said parcel of land being more particularly described as follows:
The Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 1 West, being more particularly described as follows:
Commencing at a 2-inch crimped pipe, found at the Southeast corner of said Section 1; thence North 00 degrees 13 minutes 20 seconds West, along the West line of said Section, a distance of 1998. 27 feet to a ½-inch rebar, set at the point of beginning; thence North 00 degrees 13 minutes 20 seconds West, a distance of 666.07 feet to a ½-inch rebar, set; thence South 88 degrees 52 minutes 55 seconds West a distance of 656.35 feet to a ½-inch rebar, set; thence South 00 degrees 01 minutes 50 seconds East a distance of 666.22 feet to a ½-inch rebar, set; thence North 88 degrees 52 minutes 19 seconds East, a distance of 658.58 feet to the point of beginning.

Together with a 30-foot wide easement for ingress and egress, the centerline of which is more particularly described as follows: Commencing at a 2-inch crimped pipe, found at the Southeast corner of said Section 1; thence North 00 degrees 13 minutes 20 seconds West, along the East line of said Section, a distance of 1759.62 feet to a point 15-feet North of the centerline of an existing powerline and the point of beginning on the South line of the following described easement; thence South 78 degrees 36 minutes 01 seconds East, 15 feet North of the centerline of said powerline, a distance of 849.87 feet to a point; thence North 89 degrees 56 minutes 45 seconds East, a distance of 99.06 feet to a point on the West right of way of County Highway No. 32; thence North 06 degrees 47 minutes 54 seconds East, along said right of way a distance of 30.22 feet, to a point; thence South 89 degrees 56 minutes 45 seconds West, a distance of 99.65 feet to a point; thence North 78 degrees 36 minutes 01 seconds West, a distance of 853.03 feet to a point on the East line of said Section 1; thence North 00 degrees 13 minutes 20 seconds West, along said Section line, a distance of 208.02 feet, to the Southeast corner of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section; thence South 88 degrees 52 minutes 19 seconds West along said Quarter-Quarter-Quarter Section, a distance of 30.01 feet to a point; thence South 00 degrees 13 minutes 21 seconds East, a distance of 232.00 feet to a point; thence South 78 degrees 36 minutes 01 seconds East, a distance of 30.63 feet to the point of beginning.

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Shelby County, AL 06/30/2006
State of Alabama

Deed Tax:$5.00